



**NOT RELEASABLE
UNDER VFOIA**

**SECTION 2:
PROJECT CHARACTERISTICS**
3. Operation of the Project

3. *Operation of the project;*

PROPOSED OPERATIONAL PLAN:

Construction of the new Adult Detention Center (ADC) for Loudoun County (Phase I) will have an operational capacity for 196 inmates. With some additional double-bunking the new facility will be able to hold 220 inmates. The new ADC was designed in accordance with the Standards for Planning, Design, Construction and Reimbursement of Local Correctional Facilities established by the Virginia Board of Corrections.

The new ADC is essentially a single-level facility. The main support building, the Female Housing Unit, and the Community Custody Unit are all single level (one story). The General Housing Unit and the Special Housing Unit have cells on both the lower (ground) level and on an upper (mezzanine) level, with a common dayroom.

In addition to the general population housing, the new ADC has 30 beds of special purpose housing, including administrative segregation and medical beds. ("Special purpose housing" is not included as part of the facility "operating capacity" as established by the Virginia Department of Corrections.)

Inmate housing at the new ADC is organized into four housing units: General; Female; Special Management; and Community Custody.

General Housing Unit — The General Housing Unit contains two general population housing areas, each with 24 cells sized for two inmates. Double-bunking half the cells in each housing area will provide a total of 36 beds in each, or a total of 72 beds. Double-bunking all the cells provides a total of 48 beds in each area, or a total of 96 beds. Cells are designed for double occupancy.

Female Housing Unit — The Female Housing Unit contains three general population housing areas—two medium security areas with six double cells (12 beds) and one maximum security area with four cells (four beds). The Female Housing Unit also contains a second maximum security area with four cells/beds for female administrative segregation (which is designated as special purpose housing). Cells in the medium unit are designed for double occupancy. Cells in the maximum security unit are designed for single occupancy.

Special Housing Unit — The Special Housing Unit contains three general population housing areas—two with 12 cells (12 beds) and one with 16 cells (16 beds). The Special Housing Unit also contains a second maximum security area with 16 cells/beds for male administrative segregation, which is designated as special purpose housing. All cells are designed for single occupancy.

Community Custody Unit — The Community Custody Unit contains four minimum-security dormitories—a 24-bed male dormitory, a 12-bed female dormitory, a 12-bed swing dormitory (that can be used for either males or females), and an 8-bed trusty dorm.

Administration Space — The new ADC has approximately 8,017 square feet of administrative space, including 7,584 square feet of space outside the facility's internal security perimeter (i.e., "non-secure administration") and 433 square feet inside the security perimeter (i.e., "secure administration").

In Phase I the two inmate housing pods are designed to be operated by direct supervision, meaning an officer is located at an open work station inside the housing area instead of in an enclosed control station.



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3. Operation of the Project

The CBCP and Planning Study for the Phase II were completed and approved by the Board of Corrections in November 2005. In developing a comprehensive facility expansion plan, the following goals were achieved:

- Increase inmate housing given the capacity of the support services and systems in new facility;
- Provide an appropriate mix of minimum, medium, and maximum security housing, consistent with Board of Corrections Standards;
- Provide an appropriate mix of general population housing and special purpose housing, consistent with Standards;
- Address those areas of the new facility that were undersized, or that are not large enough to accommodate the expanded inmate capacity; and
- Minimize the amount of interior renovation and remodeling that would have to be done to the new building.

Some areas of the new ADC appear to have been designed to accommodate some future expansion. Other areas do not, and appear undersized even for the facility's initial operation. Therefore, as part of the development of the facility expansion plan, an attempt will be made to take advantage of any expansion capability that was designed into the new building. For example, the kitchen is oversized according to Standards for a 196-bed facility. Therefore, the capacity of the facility can be increased a certain amount, and the size of the kitchen will still comply with Standards. However, at some point, expanding the facility's inmate capacity *too much* can trigger compliance problems with other Standards. For example, the kitchen at the new ADC can support the increased capacity of the proposed facility expansion plan, and still comply with Standards. However, any further future expansion beyond that will likely require a new or expanded kitchen and laundry.

Other areas, such as the visitation area and the intake/release area, appear to be sized large enough to meet minimum Standards for a 196-bed facility, but are not large enough to support any facility expansion, and are in areas of the building that are not easily expanded (particularly to provide two or three *times* the amount of space currently provided for those functions in the new facility).

Balancing these various goals and Standards, a facility expansion plan that was approved by the Board of Correction includes the following components:

- Construct additional inmate housing pods;
- Upgrade the security of the dormitory housing areas;
- Construct a new intake and booking area;
- Convert existing intake area for court transfers, expanded medical, and expanded central control;
- Convert the existing Magistrates' area for video visitation;
- Construct a new Magistrates' area; and
- Expand the administrative and staff services areas.

Due to the amount of direct supervision that will be provided in Phase I (44 percent of the total 220 beds in Phase I), Phase II requires no addition direct supervision for inmate housing. All proposed housing in Phase II will be designed using an indirect inmate management supervision philosophy where an housing officer monitors the inmates from an enclosed secure control room.

There are currently 67 positions involved with detention operations in Loudoun County, including staff at both the existing Adult Detention center and the Work Release Center. It is currently estimated that an additional 26 positions will be needed to cover the new facility's (Phase I) posts and operations, for a total of 93 positions.



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3. Operation of the Project

As established in the Planning Study to Expand the Adult Detention Center for the County that was developed by The Facility Group in association with PSA-Dewberry, 2005, it was estimated that the Phase II expansion will require an additional 18 positions to support the facility's additional housing units and increased facility operations. These positions include:

- 1 additional Captain for Security
- 2 additional 2nd Lieutenants to provide coverage, one per shift
- 12 additional Deputy Sheriffs to supervise the new housing units, 24 hours per day, seven days per week
- 1 Deputy Sheriff for programs, video visitation and coverage for vacancies among the 12 housing deputies
- 1 Deputy Sheriff to serve as an additional Classification Deputy for the additional inmates
- 1 additional (civilian) Records Clerk, to assist with the records management for the additional inmates.

These additional positions will bring the expanded facility to a total of 111 staff.

Staffing Plan – Existing/New Jail (Phase I)/ Expansion Plan (Phase II)

Existing Positions at the Old Jail	67
New Positions at the New Jail (Phase I)	26
Additional Positions (Phase II)	<u>18</u>
Total Positions at the Expanded ADC	111

Staffing Plan – Type of Position

Total Security Positions

1	Major
3	Captains
5	2 nd Lieutenant
11	Sergeants
12	Deputy Specialist
<u>69</u>	Deputies
101	

Total Non-Security Positions

4	Civilian P2
4	Civilian P1
2	Civilian G3
<u>10</u>	
111	Total Positions



OPERATING COSTS

In 2000, the Planning Study for the Loudoun County Adult Detention Center presented a six-year operating budget estimate, commencing in the year 2000. The budget estimate included:

- Staffing (salaries and benefits)
- Food Services
- Health Services
- General operating expenses and supplies
- Water and Sewer
- Utilities
- Maintenance
- Maintenance Reserve
- Contingency

The Planning Study estimated that the operating budget for the Loudoun County Adult Detention Center would be:

- \$6.4 million in 2003
- \$6.7 million in 2004
- \$7.0 million in 2005
- \$7.3 million in 2006
- \$7.7 million in 2007
- \$8.1 million in 2008

CURRENT SIX-YEAR OPERATING BUDGET

A six-year operating budget was estimated for the new Loudoun County Adult Detention Center beginning in FY 2007. The budget was developed as follows:

The new Adult Detention Center will be fully operational for FY 2007. Based on the current project schedule, the facility expansion will be operational the last half of FY 10.

The actual expenditures for FY 2004 were determined for the current Adult Detention Center and Work Release Facility. These expenditures were used to develop:

- The average annual cost per position in salaries and benefits
- The average annual cost per inmate in other direct costs

These average annual costs were escalated 3.5 percent per year for inflation and applied to:

- The anticipated number of staff positions
- The number of inmates to be held locally based on the number of local jail beds available.

The overflow inmate population continues to be held out-of-county at the rate of \$35 per inmate per day (rate not increased for inflation). Out-of-county inmate housing (currently at Blue Ridge Regional Jail) would be discontinued in FY 10, upon completion of the expansion plan. Membership in the Peumansend Creek Regional Jail will continue to provide 40 minimum security beds, at an annual rate of \$385,872 (rate not increased for inflation).



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3. Operation of the Project

Revenue may be derived by leasing extra beds available following the completion of the expansion plan, before the County needs them based on growth. Revenue estimates are based on \$40 per inmate per day.

Based on these assumptions, it is estimated that the Loudoun County Adult Detention Center will have a projected annual operating budget of:

- \$10.1 million in FY 2007, the first year the new facility is opened (Phase I)
- \$10.8 million in FY 2008
- \$11.5 million in FY 2009
- \$13.0 million in FY 2010, with the Phase II expansion in operation for the second half of the FY
- \$13.1 million in FY 2011 (\$14.7 million in operating costs, minus \$1.6 million from leased beds)
- \$13.9 million in FY 2012 (\$15.2 million in operating costs, minus \$1.3 million from leased beds)

It should be noted that these figures do not include debt service payments on the construction of the new facility or its expansion.

The annual operating costs at the Loudoun County Adult Detention Center will be offset by three primary sources of revenue:

- Base salary and benefit contributions from the Virginia Compensation Board for eligible staff
- Per Diem reimbursements based on the number of inmates being held at the facility
- Leasing extra beds following the completion of the expansion plan, before the County grows into them.

Please note that all operational budget projections are only estimates. A variety of decisions by Loudoun County will impact the level of operational budget required. Shockey, LLC makes no guarantees as to the accuracy of the estimates contained herein.



SECTION 2: PROJECT CHARACTERISTICS

4. Technology

4. Technology, technical feasibility;

Shockey, LLC provides a knowledgeable team familiar with Phase I of the project and the Planning Study to expand the facility.

Shockey, LLC has assembled a consortium of industry leaders and top professional firms, each intimately familiar with Loudoun's desires, to formulate and execute the plan presented in the proposal. Each team member is committed to the provision of quality space that honors the County's long-standing reputation for fiscal prudence.

Our team has gone to great lengths to assure that the facility proposed is in line with the desire of County staff and the community at large. This proposal is for a state-of-the art facility, well-suited to the needs of the County for years to come.



SECTION 2: PROJECT CHARACTERISTICS

5. Conformity to Laws, Regulations, and Standards

5. Conformity to Federal, State, County and affected jurisdiction laws, regulations, and standards;

Please see the following letters from Shockey, LLC and PSA-Dewberry Inc.

Simply stated, our goal is to ensure that this proposal is ultimately in line with the desires of Loudoun County. We have structured the design, construction, and furnishing to make the process simple for, and yet dependent upon interaction with Loudoun County. We believe that our plans are in line with Federal, State, County and affected jurisdiction laws, regulations, and standards.

By including on our team several top correctional designers, our goal is to ensure that this proposal is ultimately in line with the desires of Loudoun County. In addition, this proposal has been developed in accordance with the information about the Adult Detention Center Expansion as provided in the County's Long Range and Capital Improvement Plans. Finally, the proposal relies upon certain recommendations from the initial planning study completed for the Adult Detention Center (Phase I) and the planning study to expand the Adult Detention Center.

SHOCKEY, LLC

P. O. BOX 2530, WINCHESTER, VA 22604
540.667.7700

January 23, 2006

Ms. Tina Borger, CPPO
County of Loudoun
1 Harrison Street, S.E., 4th Floor
Leesburg, VA 20175

Dear Tina:

Shockey, LLC is not currently disbarred or suspended by any federal, state or local government entity.

As sworn to by:



Jeffrey S. Boehm
Vice President

"Given under my hand on this 23rd Day of January, 2006.



Karen T. Butler, Notary
Commonwealth of Virginia
Winchester, Virginia

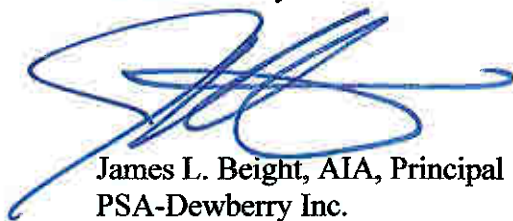
"My commission expires September 30, 2006"

Sworn Statement of Eligibility

To Whom It May Concern:

PSA-Dewberry Inc. is not currently disbarred or suspended by any federal, state, or local government entity from the pursuit and practice of architecture.

As sworn to by:



James L. Beight, AIA, Principal
PSA-Dewberry Inc.
January 17, 2006

"Given under my hand on this Seventeenth Day of January, 2006"



Christine L. Kaldmaa-Errett, Notary
Commonwealth of Virginia
Fairfax, Virginia

"My commission expires July 31, 2007"

Sworn Statement of Eligibility

To Whom It May Concern:

Facility Design Group Inc. is not currently disbarred or suspended by any federal, state, or local government entity from the pursuit and practice of engineering or architecture services.

As sworn to by:



W. Ennis Parker, Jr, AIA
Chief Operating Officer
Facility Design Group Inc.
January 9, 2006

"Given under my hand on this 9th day of January, 2006"



My commission expires:

Notary Public, Cobb County, GA
My Commission Expires May 20, 2006



SECTION 2: PROJECT CHARACTERISTICS

6. *Environmental Impacts;*

6. Environmental impacts;

- Relieves over-crowding by adding an additional 256 beds
- Delivers the project earlier than traditional design-bid-build method through a turn-key approach
- Provides a knowledgeable team familiar with Phase I of the project and the Planning Study to expand the facility
- Accommodates space needs of growing inmate population by providing room for expansion as necessary
- Reduces cost of housing/transporting inmates to other regional jail facilities
- Offers high-quality, energy-efficient structures designed to last, with reduced life-cycle costs
- Improves life safety conditions for staff and inmates by relieving overcrowding
- Compliments the architectural style and integrity of Phase I of the facility
- Creates local construction jobs involving subcontractors during the life of the project
- Provides for minimal disturbance of natural resources and negative environmental impacts

Although a geotechnical report was prepared for the existing site as a part of the previous Planning Study for the facility that is currently under construction (Type II Report of Subsurface Exploration and Geotechnical Engineering Analysis, Adult Detention Center, Leesburg, Virginia, June 25, 1998), and submitted to the Department of Corrections as part of the previous Planning Study, we have conducted an additional preliminary geotechnical report for this site to further identify the soil conditions (which have been considered in our proposal).

We do not feel that there are any unusual site features that would significantly affect the project's design or cost estimate, beyond what is normal and typical for projects of this type in this area of northern Virginia. Certain site conditions will need to be addressed as part of the expansion construction, including controlled fills for the new inmate housing pods. Wetland impacts and mitigation may be required for the northern parking expansion. Demolition of surface parking will be required for the new intake and booking area. While Shockey will be adding appropriate volume and size to the existing storm water management pond, our proposal does not contemplate draining, mucking out or providing as-built surveys of the existing pond.

Also to be noted, Loudoun County has begun a Public Safety Master Plan for the site that includes the Adult Detention Center that is currently under construction. The study, being completed by The Facility Group in association with PSA-Dewberry, will review the 92-acre piece of property that the Adult Detention Center sits on. Because of the many current and future demands on the site, including the need to expand the jail, the County is proceeding with the development of the land use master plan for this area as well as adjacent 70-acre and 20-acre parcels.

It is our team's belief that there are no known or anticipated adverse impacts stemming from this proposal.



SECTION 2:
PROJECT CHARACTERISTICS
7. Condemnation Impacts;

7. Condemnation impacts;

Shockey, LLC is aware of no condemnation impacts that will be caused by this proposal. Should water and/or sewer (beyond the limits of the site) require expansion via condemnation, these impacts will be the responsibility of the appropriate governmental authority.



SECTION 2:
PROJECT CHARACTERISTICS
8. Permits

8. State and local permits; and

- DEQ Permits
- MEP Permits
- Grading Permits
- Building Permits
- Design Approvals

Specific permits will be outlined and scheduled in cooperation with the County during the negotiation of the comprehensive agreement. In addition, the proposed project will be designed in accordance with the requirements of the Virginia Board of Corrections' Standards for Planning, Design, Construction and Reimbursement of Local Correctional Facilities, effective July 1, 1994, Part V, including:

- Article 6. Construction Requirements
- Article 7. Mechanical, Plumbing and Electrical
- Article 8. Miscellaneous Construction Features

Finally, all work shall comply with the current codes and standards established by the Commonwealth of Virginia, the Commonwealth of Virginia Board of Corrections, as well as the local jurisdictions. The electrical work shall comply with regulations of the Commonwealth of Virginia Board of Corrections Standards (current), National Electrical Code (NEC), National Fire Protection Association (NFPA) and all local jurisdictions. All equipment and material shall conform to the standard of the National Electrical Manufacturer's Association (NEMA), Illuminating Engineering Society (IES), Underwriter's Laboratories, Inc (UL), Institute of Electrical and Electronic Engineering (IEEE), American National Standards Institute (ANSI) and the Insulated Power Cable Engineers Association).

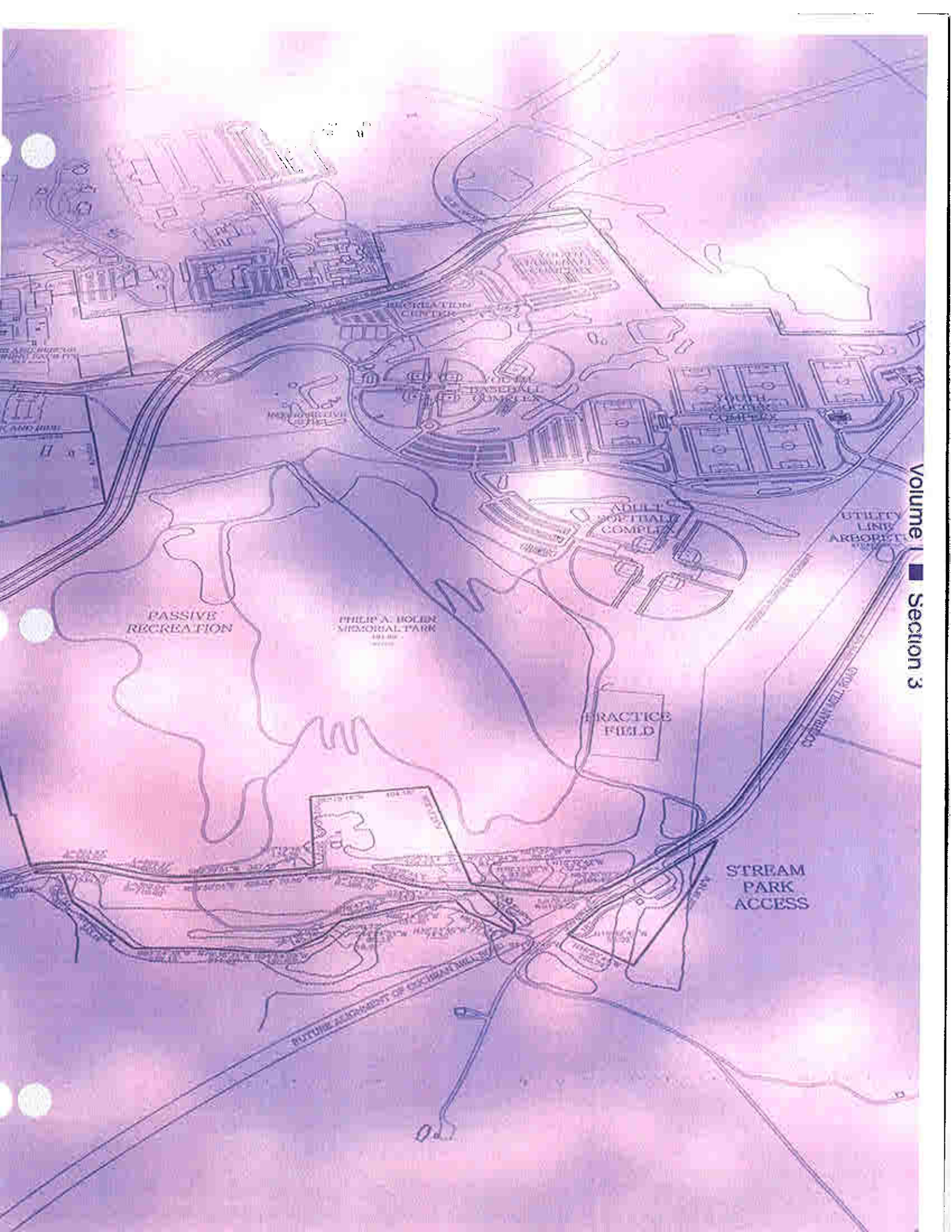


SECTION 2:
PROJECT CHARACTERISTICS
9. Maintenance

9. Maintenance of the project.

Shockey, LLC proposes no maintenance of the Phase II facility.

At final completion, all maintenance of the facility (with the exception of warranty work or other mutually-agreed tasks) will become the responsibility of Loudoun County, Virginia.





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**SECTION 3:
PROJECT FINANCING**
1. Cost

1. Cost and cost benefit to the County;

Proposal costs and qualifications follow on the next page.

Shockey, LLC's proposal includes an addition of 256 beds to the Adult Detention Center in Loudoun County. There are many benefits that will result from this project. Highlights include:

- Relieves over-crowding by adding an additional 256 beds
- Delivers the project earlier than traditional design-bid-build method through a turn-key approach
- Provides a knowledgeable team familiar with Phase I of the project and the Planning Study to expand the facility
- Accommodates space needs of growing inmate population by providing room for expansion as necessary
- Reduces cost of housing/transporting inmates to other regional jail facilities
- Offers high-quality, energy-efficient structures designed to last, with reduced life-cycle costs
- Improves life safety conditions for staff and inmates by relieving overcrowding
- Compliments the architectural style and integrity of Phase I of the facility
- Creates local construction jobs involving subcontractors during the life of the project
- Provides for minimal disturbance of natural resources and negative environmental impacts
- Creates improvements to life safety for all county residents (and a corresponding decrease in the risk of associated liabilities) through the implementation of new and improved materials and systems.
- Provides single point of contact responsible for fulfillment of all schedules and budgets.
- Complete package including design and construction.

The Shockey, LLC team is exceptionally qualified to bring about this ambitious project:

- Shockey has been a leader in the development of PPEA opportunities throughout the Commonwealth, with five projects under comprehensive agreement.
- Shockey's track record in meeting challenging schedules for moderate and large-scale building projects is solid. Our current role in the construction of nearly \$220 million in construction projects exemplifies our ability.
- Shockey's team members have also been active in the first public-private developments in Virginia.
- Our design team has experience at the site, having recently completed the Planning Study to Expand the Adult Detention Center for the County.

We do not take lightly the responsibility implied in making this proposal. Our time and our proposal are equal to this important task.

THE RIGHT SOLUTION

Loudoun County has a long and proud history of providing top-quality, cost-efficient public facilities. Current demands make it necessary that the County act quickly and responsibly in accomplishing the project outlined above. Shockey, LLC is a long-standing member of the Loudoun business community, committed to the community and its future. We would be proud to partner with the County to accomplish the County's objectives in an innovative and cost-effective manner.



SECTION 3: PROJECT FINANCING

2. Impact on Debt

2. Financing and the impact on the debt or debt burden of the County;

Loudoun County has opted to provide any and all financing for this expansion. Financing by Shockey, LLC's team is neither contemplated nor included.

In addition, the County will bear the burden of any costs associated with condemnation (should any off-site condemnation be required), any costs associated with providing as-built drawings of the existing storm water management pond on the site, any costs associated with providing the land for the project, and the costs of the building permit (should the County require one).

Shockey has attempted to take into account standard escalations in material pricing that may occur during design and construction. The Comprehensive Agreement must contain mutually-agreeable covenants in the event the volatility of the world economy results in force majeure, or any other economic impacts beyond the standard inflationary cycle (4% per annum).

Finally, Shockey, LLC's proposal is based upon Loudoun County providing a full-time security escort during the renovation portions of the project. Our proposed schedule is based upon being able to move freely about the existing Detention Center in the company of this escort.



SECTION 3: PROJECT FINANCING

3. Financing Plan

3. *Financial plan including overall feasibility and reliability of plan; default implications; private entity's past performance with similar plans and similar projects; degree to which private entity has conducted due diligence investigation and analysis of proposed financial plan and results of any such inquiries or studies;*

This information is provided in Volume II – Section 2.



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**SECTION 3
OBJECT FINANCING**
4. Estimated Cost

4. *Estimated cost; including debt source, operating costs, etc.*

Proposal costs and qualifications follow on the next page.

All other estimated costs are included in the response to Item 3 of this section.

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SECTION 3:
PROJECT FINANCING
5. Life-Cycle Cost Analysis

5. *Life-cycle cost analysis;*

Shockey, LLC's lifecycle cost analysis follows:

Exhibit A: This conceptual life-cycle cost analysis of the new addition presents the costs associated with the maintenance and operation of the new structure on an annual basis. It should be noted that utility costs are not included in this estimate.

Exhibit B: This is a conceptual Present Worth Analysis of the difference in cost between a "built-up" roof versus an EPDM roof. Cost associated with the maintenance and operation of the systems is based on a forty (40) year life of the primary structure.

Exhibit C: This is a conceptual Present Worth Analysis of the difference in cost between Individual Roof Top Units versus tying into and upgrading the Central Plant System. Cost associated with the maintenance, operation, and energy consumption of the systems is based on a forty (40) year life of the primary structure.

Location: Loudoun County Virginia

Estimator: HOWARD SHOCKEY & SONS

UNIFORMAT LEVEL 3														Energy Demand		Replacement		Gross Area = 124,000	
Div. #	System & Sub System	Unit	Maintenance Description	Labor	Material	Equipment	E/U	Life, yrs	Percent Replaced	Number of Units	Unit Cost	Total \$	Cost/SF						
01	Foundation																		
011	Masonry Foundation	WSF	Minor Repair and General Inspections (1.0min every 10 yr)	0.0593	0.01722	0.0034		75	100	2200	0.07992	175.82	0.001						
02	Substructure:																		
021	Slab On Grade	SF	Minor Repair and General Inspections (1.0min every 10 yr)	0.0296	0.00861	0.0017		50	100	124000	0.03991	4,948.84	0.040						
03	Superstructure:																		
031	Interior Structural Walls	WSF	Repoint Joints (2.0 min every 15 yr)	0.0486	0.01599	0.0016		60	100	124000	0.06619	8,207.56	0.066						
031	Precast Concrete Floor Slabs	SF	General Inspection and minor repair (1.0 min every 10yr)	0.0307	0.00892	0.0018		50	100	50000	0.04142	2,071.00	0.017						
032	Corrugated Metal Deck (Roofing Substrate)	RSF	General Inspection and minor repair (1.0 min every 10yr)	0.0722	0.01784			30	100	45000	0.09004	4,051.80	0.033						
033	Steel Pan Type, Filled with Concrete	FLT	Nonfinish;sweep stairs and landings. Pick up trash. (8 mins a day)	361.05	53.5	3.56		40	100	16	418.11	6,689.76							
04	Wall Closure:	FLT	Minor Repair per yr	12.6368	7.134					16	19.7708	316.33	0.003						
041	Masonry Veneer	WSF	Repointing Joints (4.0 mins per unit every 15 years	0.111	0.0366	0.00183		75	100	75908	0.14943	11,342.93	0.091						
	Fixed Glazing, Frame and Hardware	WSF	Lobby Store Front;Wash and Squeegee dry both sides of glass. (.18 mins per unit a wk)	3.226	3.2724	0.0654		40	100	1000	6.5638	6,563.80	0.053						
		WSF	Office and other areas: Wash and Squeegee dry (.18 mins per unit a qtr)	0.242	0.03272	0.0164		40		1000	0.29112	291.12	0.002						
		WSF	Repair Glazing, Frame and Hardware	0.017	0.01636	0.0016		40	100	7600	0.03496	265.70	0.002						
042	Exterior Doors and Hardware	WSF	Damp clean both sides (.12 min/qtr)	0.138	0.01636	0.0164		40	100	2000	0.17076	341.52	0.003						
		WSF	Repair door, frame, and hardware	0.01725	0.08181	0.0327				2000	0.13176	263.52	0.002						
05	Roofing												0.000						
			Minor Repair (0.01 min/Yr.)	0.0138	0.00115			20	100	38823	0.01495	580.40	0.005						
	4 Ply, Organic Felt w/coal tar pitch	RSF	Preventive-Inspection (.01 mi/yr.)	0.0138						38823	0.0138	535.76	0.004						
			Minor Repair (0.03 min/yr.)	0.0413	0.00702			20	100	38823	0.04832	1,875.93	0.015						
	Metal Roofing	RSF	Preventive-Inspection (.01 mi/yr.)	0.0138						45300	0.0138	625.14	0.005						
			Minor Repair (0.02 min/yr.)	0.0275	0.00169			30	100	45300	0.02919	1,322.31	0.011						
	Roof Hatches	RSF	Minor Repair and Painting (1.0 min every	0.0504	0.0157	0.0016		24	100	38823	0.0677	2,628.32	0.021						

051	Roof Covering, Flashing & Parapet	LF	Preventive Maintenance (.01/10yr)	0.0018	0.0017			30	100	1091	0.0035	3.82	0.000
06	Interior Construction:												
061	GYP Board Partitions	WSF	Minor Repair (2.0 mins every 10 yr)	0.1114	0.0549	0.0037		25	100	72873	0.17	12,388.41	0.100
	CMU Interior Partitions	WSF	Repointing Joints (1.0 mins every 25 yr)	0.0186	0.00915			60	100	200000	0.02775	5,550.00	0.045
0616	Interior Doors and Frames	WSF	Damp Clean Both Sides (.12 min/qtr)	0.1431	0.01697			30	100	3000	0.16007	480.21	0.004
		WSF	Repair Door, Frame, and Hardware	0.1431	0.06787	0.017				3000	0.22797	683.91	0.006
		WSF	Painting 2 Coats (1.0 min/6 yr)	0.0537	0.01697	0.0017				3000	0.07237	217.11	0.002
	Security Doors and Frames	WSF	Damp Clean Both Sides (.12 min/qtr)	0.1431	0.1697			40	100	2000	0.3128	625.60	0.005
		WSF	Repair Door, Frame, and Hardware	0.1431	0.01697	0.017				2000	0.17707	354.14	0.003
		WSF	Painting 2 Coats (1.0 min/6 yr)	0.0537	0.01697	0.0017				2000	0.07237	144.74	0.001
0621	Interior Paint on Masonry	WSF	High Use-Paint 2 Coats (1.0 min every 2yr)	0.2386	0.04885	0.0326		N/A		50000	0.32005	16,002.50	0.129
			Low Use-Paint 2 Coats (1.0 min every 7yr)	0.0734	0.01628	0.0163				150000	0.10598	15,897.00	0.128
	Interior Paint on Drywall		High Use-Paint 2 Coats (1.0 min every 2yr)	0.2386	0.04885	0.0326		N/A		22873	0.32005	7,320.50	0.059
			Low Use-Paint 2 Coats (1.0 min every 7yr)	0.0734	0.01628	0.0163				50000	0.10598	5,298.00	0.043
0622	Ceramic Tile	SF	Mop Weekly (.02 min/wk)	0.2937	0.01628	0.0163		25	100	4478	0.32628	1,461.08	0.012
			Minor Repair (yearly)	0.0367	0.03257					4478	0.06927	310.19	0.003
	VCT	SF	Cleaning, waxing (.02 min/month)	0.7343	0.13027	0.0326		20	100	38659	0.89717	34,683.70	0.280
		SF	Sweep Daily (.01 min/day)	0.7343		0.0163				38659	0.7506	29,017.45	0.234
	Carpet	SF	Vacuum/Shampoo	0.3121	0.03257	0.0163		12	100	10863	0.36097	3,921.22	0.032
			Minor Repair	0.0367	0.07885					10863	0.11555	1,255.22	0.010
	Finished Concrete	SF	Mop Weekly (.02 min/wk)	0.2937	0.01628	0.0163		100	100	70000	0.32628	22,839.60	0.184
		SF	Sweep Daily (.01 min/day)	0.7343		0.0163				70000	0.7506	52,542.00	0.424
0623	ACT	SF	Cleaning and Repair ((.05min/yr)	0.0092	0.00814			15	100	35000	0.01734	606.90	0.005
	GYP Board Ceilings	SF	Painted 2 Coats (1.0min every 2 yr)	0.2386	0.04885	0.0326		25	100	4478	0.32005	1,433.18	0.012
0614	Compartments & Cubicles	EA	Damp Wipe Toilet Partition and door, Dust Partition top (1.0 min/day)	77.6542	7.0672	0.8834		25	100	15	85.6048	1,284.07	0.010
07	Conveying System:												
071	Hydraulic Elevator (25 hp; 75% Efficiency)	EA	Remove gum, sweep, and damp-mop, damp wipe walls, trim, and doors, wax VCT (20.0 mins twice weekly)	641.28	27.99	5.6	25.0 kW	30	100	1	674.87	674.87	0.005
08	Mechanical:												
081	Plumbing	LS	General Maintenance on Equipment and all associated components					20	100	1	180.478	180,478.09	1.455
	Wall Mounted Water Closets (Excluding of	EA	Clean interior and Exterior Surfaces (2.25 mins/day)	58.52	6.578	1.3156		35	100	15	66.4136	996.20	0.008
		EA	Maintenance and Repair as required (1.0 MH/yr)	21.153	2.6312	0.6578				15	24.442	366.63	0.003

Wash Sinks	EA	Clean interior and Exterior Surfaces (2.25 mins/day)	12.6918	1.3156	0.3947	35	100	12	14.4021	172.83	0.001
	EA	Maintenance and Repair as required (1.0 MH/yr)	21.153	2.6312	0.6578			12	24.442	293.30	0.002
082 HVAC; DX Units	LS	General Maintenance on Equipment and all associated components				15	100	1	236877	236,877.49	1.910
083 Fire Protection: Sprinklers	HEAD	Preventive Maintenance and repair (.05 MH/yr)	0.09615	11.96	0.0598	25	100	600	12.11595	7,269.57	0.059
09 Electrical:											
091 Service & Distribution/Lighting and Power Outlets	LS	General Maintenance on Equipment and all associated components						1	146638	146,638.45	1.183
093 Special Electrical Systems/Security	LS	General Maintenance on Equipment and all associated components						1	40000	40,000.00	0.323
	EA	Preventive inspection and general maintenance (1 failure/yr x 72 MH per failure)	1470.7	430.4	107.674 gal/h	25	100	1	2009	2,008.70	0.016
Emergency Power	EA	Replacement of Component with Spare (1 failure/yr x 280 MH per failure)	5727	1291	134.5			1	7153	7,152.50	0.058
0933 Equipment:											
111 Window Treatments	EA	Dusting (5 mins a month)	6.635	0.50193	0.08366	7	100	50	7.22059	361.03	0.003
12 Site Work											
122 Site Improvements-Landscape, Utilities	LS	General Maintenance on Equipment and all associated components						1	33840	33,839.64	0.273
1221 Parking Lots	Stall	Preventive Maintenance	22	1.02	0.051			120	23.071	2,768.52	0.022
	Stall	Repair (.5% of Maintenance Cost)						120	13.8426	1,661.11	0.013
ANNUAL MAINTENANCE COST @ DATE											
ESCALATION THROUGH YEAR	PCT	N/A								928,978.04	7.424
Sub TOTAL	GSM									0.00	0.000
CONTINGENCIES	PCT	5% Contingency Used								928,978.04	7.492
ESTIMATED TOTAL YEARLY LIFE CYCLE MAINTENANCE COSTS & COST PER SF									5	46,448.90	0.375
										975,426.94	7.866

ABBREVIATIONS

AP Area Protected	MP	Mid Point Of Construction
BCM Basement Cubic Meter	MS	Meter Square
BFA Basement Floor Area	NO	Number
BWA Basement Wall Area	PCT	Percent
FLT Flights	PSM	Partition Square Meter
MPA Meter Print Area	SM	Square Meter
FXT Fixture Count	\$	Dollars (US)
GSM Gross Square Meter	TFA	Total Finish Area
KVA Kilovolt Ampere Connected	TON	12,000 Btu/h
LO Landing Opening	UFA	Upper Floor Area
LS Lump Sum	XDA	Exterior Door & Window Area
MOS Months	XWA	Exterior Wall Area
Kw Kilowatts		

LIFE CYCLE COST FOR FLAT ROOF MATERIAL Exhibit B

(PRESENT WORTH METHOD)

Project Loudoun County Adult Detention Center Phase II				ALT. 1		ALT. 2	
Location Loudoun County, VA				Built Up Roof		EPDM Roof	
PROJECT LIFE CYCLE (YEARS)				40		=	
DISCOUNT RATE (% in decimals)				7%		=	
Construction Costs				Est.	PW	Est.	PW
A)	Built Up Roof			580,000	580,000	480,000	480,000
B)	EPDM Roof						
C)							
D)							
E)							
F)							
Other Initial Costs							
A)							
B)							
Total Initial Cost Impact (IC)					580,000		480,000
Initial Cost PW Savings							100,000
Replacement/Salvage Costs							
(Single Expenditures)							
		Year	Factor				
A)	Built Up Roof	20	0.2584	580,000	149,883		
B)	Built Up Roof	40	0.0668	580,000	38,732		
C)							
D)	EPDM Roof	15	0.3624			480,000	173,974
E)	EPDM Roof	30	0.1314			480,000	63,056
F)	EPDM Roof	40	0.0668			480,000	32,054
G)							
H)							
Total Replacement/Salvage PW Costs					188,615		269,084
Operation/Maintenance Cost							
		Escl. 03	PWA				
A)	Maintenance - Roof	3.0%	20.141	2,400	48,337	1,200	24,169
B)							
C)							
D)							
E)							
F)							
G)							
Total Operation/Maintenance (PW) Costs					48,337		24,169
Total Present Worth Life Cycle Costs					816,952		773,253
Life Cycle (PW) Savings							43,700

PW - Present Worth PWA - Present Worth of Annuity

LIFE CYCLE COST FOR HVAC EQUIPMENT

Exhibit C

(PRESENT WORTH METHOD)

Project Loudoun County Adult Detention Center Phase II				ALT. 1		ALT. 2	
Location Loudoun County, VA				Individual Roof Top Units		Central Plant System	
PROJECT LIFE CYCLE (YEARS)				40		40	
DISCOUNT RATE (% in decimals)				7%		7%	
Construction Costs				Est.	PW	Est.	PW
A)	Equipment			10,306,812	10,306,812	11,486,812	11,486,812
B)							
C)							
D)							
E)							
F)							
Other Initial Costs							
A)							
B)							
Total Initial Cost Impact (IC)					10,306,812		11,486,812
Initial Cost PW Savings							(1,180,000)
Replacement/Salvage Costs							
(Single Expenditures)							
		Year	Factor				
A)	Rooftop Unit (70%)	15	0.3624	7,214,768	2,614,963		
B)	Rooftop Unit (70%)	30	0.1314	7,214,768	947,783		
C)	Rooftop Unit (70%)	40	0.0668	7,214,768	481,804		
D)	Rooftop Unit (70%)	30	0.1314	7,214,768	947,783		
E)							
F)	Central Plant Equipment	30	0.1314				
G)	Fan Coils	30	0.1314			1,723,021	226,348
H)	Central Plant Equipment	40	0.0668			2,458,825	164,201
Total Replacement/Salvage PW Costs					4,992,333		390,549
Operation/Maintenance Cost							
		Escl..03	PWA				
A)	Maintenance - Rooftops	3.0%	20.141	232,688	4,686,480		
B)	Maintenance - Fan Coils	3.0%	20.141			30,000	604,219
C)	Maintenance - Central Plant & I	3.0%	20.141			199,736	4,022,806
D)	Energy	3.0%	20.141	69,731	1,404,425	27,216	548,147
E)							
F)							
G)							
Total Operation/Maintenance (PW) Costs					6,090,905		5,175,172
Total Present Worth Life Cycle Costs					21,390,050		17,052,533
Life Cycle (PW) Savings							4,337,517

PW - Present Worth PWA - Present Worth of Annuity



SECTION 3:
PROJECT FINANCING
6. Financing

6. *The identity, credit history, past performance of any third party that will provide financing for the project and the nature and timing of their commitment, as applicable; and*

Not Applicable



SECTION 3:
PROJECT FINANCING
7. Other Items

7. *Such other items as the County deems appropriate.*

Letter from our surety company attached.

1738513

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

**LIBERTY MUTUAL INSURANCE COMPANY
BOSTON, MASSACHUSETTS
POWER OF ATTORNEY**

KNOW ALL PERSONS BY THESE PRESENTS: That Liberty Mutual Insurance Company (the "Company"), a Massachusetts stock insurance company, pursuant to and by authority of the By-law and Authorization hereinafter set forth, does hereby name, constitute and appoint

**J. LESTER TURBEVILLE, TAMMY F. ANDREWS, JANICE W. SLAYTON, DONNA H. GADDIS, PATSY ALLRED GARBER,
ALL OF THE CITY OF GLEN ALLEN, STATE OF VIRGINIA**

each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations in the penal sum not exceeding **SEVENTY FIVE MILLION AND 00/100***** DOLLARS (\$ 75,000,000.00*****)** each, and the execution of such undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company in their own proper persons.

That this power is made and executed pursuant to and by authority of the following By-law and Authorization:

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

By the following instrument the chairman or the president has authorized the officer or other official named therein to appoint attorneys-in-fact:

Pursuant to Article XIII, Section 5 of the By-Laws, Garnet W. Elliott, Assistant Secretary of Liberty Mutual Insurance Company, is hereby authorized to appoint such attorneys-in-fact as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

That the By-law and the Authorization set forth above are true copies thereof and are now in full force and effect.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of Liberty Mutual Insurance Company has been affixed thereto in Plymouth Meeting, Pennsylvania this 10th day of May, 2005.

LIBERTY MUTUAL INSURANCE COMPANY

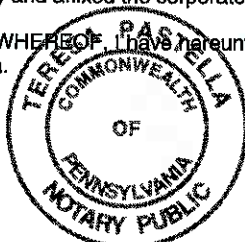
By Garnet W. Elliott
Garnet W. Elliott, Assistant Secretary



COMMONWEALTH OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 10th day of May, 2005, before me, a Notary Public, personally came Garnet W. Elliott, to me known, and acknowledged that he is an Assistant Secretary of Liberty Mutual Insurance Company; that he knows the seal of said corporation; and that he executed the above Power of Attorney and affixed the corporate seal of Liberty Mutual Insurance Company thereto with the authority and at the direction of said corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Mar. 28, 2009
Member, Pennsylvania Association of Notaries

By Teresa Pastella
Teresa Pastella, Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the officer or official who executed the said power of attorney is an Assistant Secretary specially authorized by the chairman or the president to appoint attorneys-in-fact as provided in Article XIII, Section 5 of the By-laws of Liberty Mutual Insurance Company.

This certificate and the above power of attorney may be signed by facsimile or mechanically reproduced signatures under and by authority of the following vote of the board of directors of Liberty Mutual Insurance Company at a meeting duly called and held on the 12th day of March, 1980.

VOTED that the facsimile or mechanically reproduced signature of any assistant secretary of the company, wherever appearing upon a certified copy of any power of attorney issued by the company in connection with surety bonds, shall be valid and binding upon the company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said company, this 13th day of December, 2006.



By David M. Carey
David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or residential value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.



hilb rogall & hobbs™

December 13, 2006

Loudoun County, Virginia
1 Harrison Street, SE
Leesburg, VA 20175

4951 Lake Brook Drive
Suite 400

Glen Allen, VA 23060

804-747-0200

800-747-8430

804-747-7307

www.hrh.com

RE: Loudoun County Adult Detention Center, Phase II, Leesburg, VA

Dear Sir or Madam;

Howard Shockey & Sons is a valued customer of the Liberty Mutual Insurance Company and has been for over thirty years. In the past we have provided Surety credit exceeding \$50,000,000 for single projects and in excess of \$250,000,000 in the aggregate.

Accordingly, we would anticipate no difficulty in providing performance any payment bonds should they be awarded the above referenced project. Naturally, any request to execute such bonds is subject to mutually acceptable contract terms, conditions, bond forms and the confirmation of project financing satisfactory to both our client and Liberty Mutual.

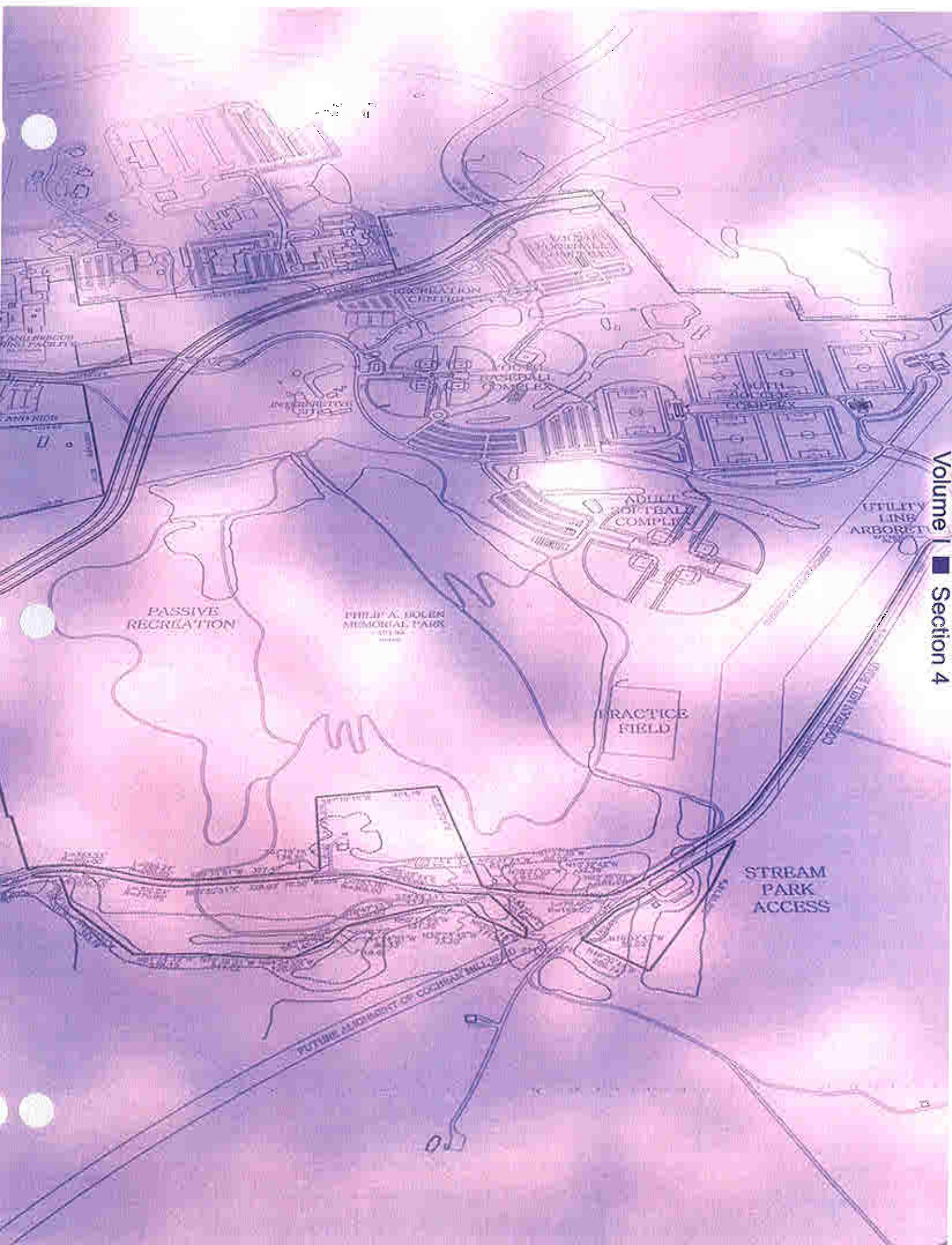
Liberty Mutual Insurance Company is listed in the United States Treasury, Federal Register, Circular 570 with a single bond limit of \$610,791,000 at July 1, 2006 and is licensed to transact surety business in the Commonwealth of Virginia.

Should you have any questions, please feel free to call.

Best regards,

A handwritten signature in blue ink, reading 'J. Lester Turbeville', is written over a light blue horizontal line.

J. Lester Turbeville
Vice President/Surety Practice Leader
Attorney-in-Fact
Liberty Mutual Insurance Company





SECTION 4:
PROJECT BENEFIT & COMPATIBILITY
1. Community Benefits

1. *Community benefits; including the economic impact the project will have on the County in terms of amount of tax revenue to be generated for the County, the number of jobs generated for area residents and level of pay and fringe benefits of such jobs, and the number and value of subcontracts generated for area subcontractors.*

Significant gains to Loudoun County include:

- Project delivered ahead of the traditional design-bid-build delivery method, with a capable team.
- Eliminate need to lease beds at other regional facilities.
- Provide 111 new jobs for the local community at Loudoun County pay grades.
- Will reduce costs, time and risk of transporting inmates to and from other regional detention facilities.
- Creates local construction jobs involving subcontractors during the life of the project.
- Relieves over-crowding by adding 256 beds.
- Generates nearly \$41,000,000 worth of subcontract opportunities.

Additional information regarding community benefits and jobs is available in Volume II, Section 2, page 15.



SECTION 4:
PROJECT BENEFIT & COMPATIBILITY
2. Community Support or Opposition

2. Community support or opposition, or both;

This project delivers significant benefits to the community. Because of this, it is anticipated that there will be widespread public and government support. There are a number of agencies with which our team will work during the evaluation of the proposal. Our goal is to have an open line of communication with them to earn their support. The Shockey, LLC team will take a proactive approach to public participation, working with County officials and other stakeholder groups to assure that they are well-informed and appreciative of the benefits of this project.

In addition, the Adult Detention Center Expansion has been previously published in the County's Long-Range and Capital Improvement Plans, and this proposal has been developed in accordance with the goals of the project as established in those plans.



SECTION 4:
PROJECT BENEFIT & COMPATIBILITY
3. Public Involvement

3. Public involvement strategy;

Our goal is to ensure that the general public is informed and comfortable with all aspects of the proposal. In order to accomplish this, we intend to:

- Make executive summaries of our proposal available to the public.
- Coordinate media outreach with the appropriate state-designated officials.
- Conduct public information sessions regarding the proposal.

While our team encourages an active and open dialogue about the proposal, all of these efforts will be closely coordinated with Loudoun County.

In the event a segment of the County raises questions or concerns targeting any aspect of the project, the Shockey, LLC team and Williams Mullen's public affairs professionals will respond quickly by interfacing with the County officials to develop an appropriate strategy and executing an agreed-upon plan the extent the County feels appropriate. By implementing this proactive approach to community education and issue management, our team gives the County an important level of control over the process.



SECTION 4:
PROJECT BENEFIT & COMPATIBILITY
4. Compatibility with Facilities;

4. Compatibility with existing and planned facilities;

This proposal ties into the initial planning study completed for the Adult Detention Center and the planning study to expand the Adult Detention Center. It meets all of the intents of the Phase I specifications – specific clarifications are included in Volume II, Section 3.

The Shockey, LLC team provides a knowledgeable team familiar with Phase I of the project. Our design has experience at the site, having recently completed the Planning Study to Expand the Adult Detention Center for the County.

The masonry façade of our proposed project compliments the architectural style and integrity of Phase I of the Adult Detention Center.



SECTION 4: PROJECT BENEFIT & COMPATIBILITY

5. Compatibility with County, Regional and Economic Development

5. Compatibility with County, regional, and state economic development efforts; and

By including on our team several top correctional designers, our goal is to ensure that this proposal is ultimately in line with the desires of Loudoun County. In addition, this proposal has been developed in accordance with the information about the Adult Detention Center Expansion as provided in the County's Long Range and Capital Improvement Plans. Finally, the proposal ties into the initial planning study completed for the Adult Detention Center and the planning study to expand the Adult Detention center.

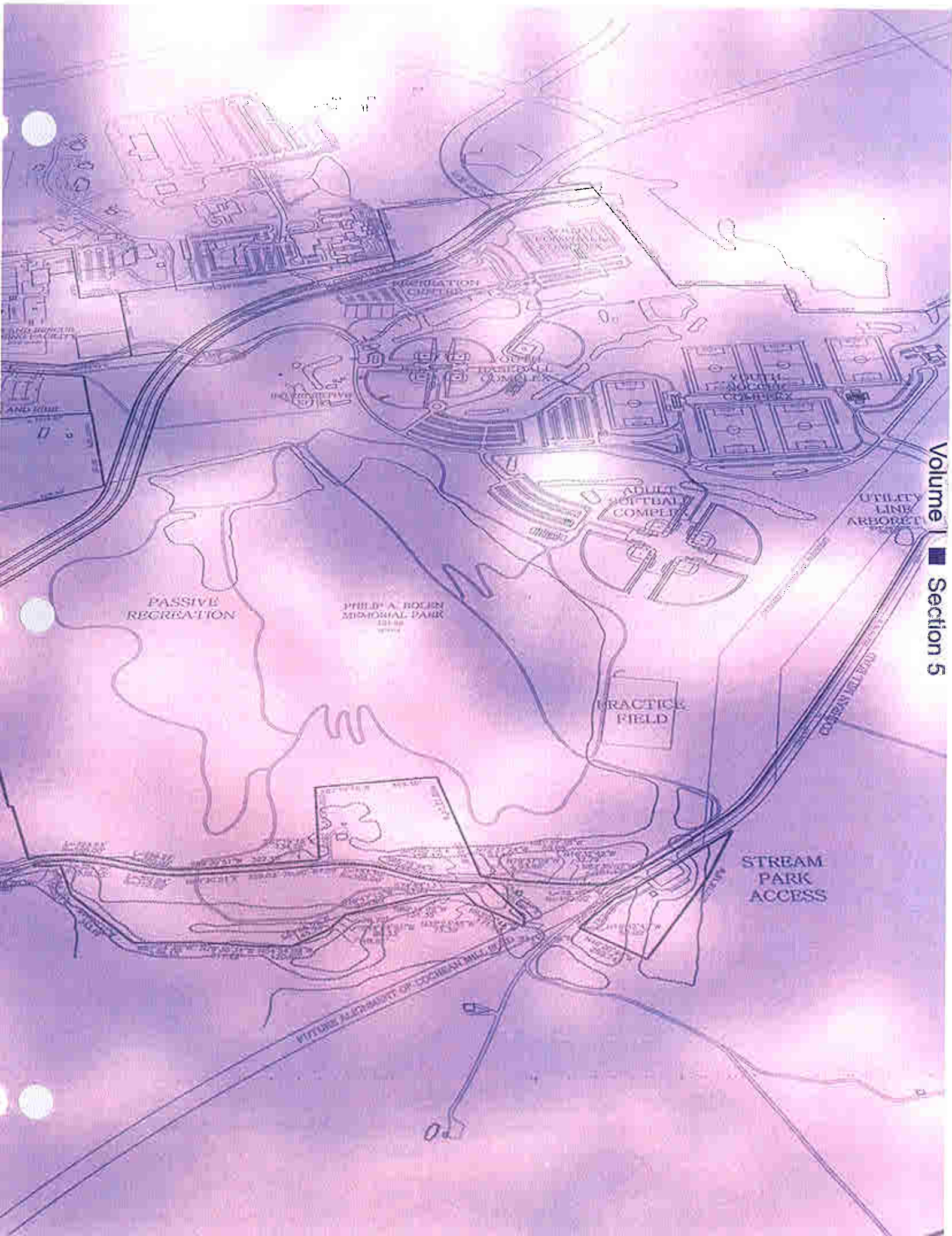


SECTION 4: PROJECT BENEFIT AND COMPATIBILITY

6. Compatibility with Land Use and Transportation Plans

6. Compatibility with County's and affected jurisdiction's land use and transportation plans,

This proposal has been developed in accordance with the information about the Adult Detention Center Expansion as provided in the County's Long Range and Capital Improvement Plans.





**SECTION 5:
OTHER FACTORS**
Cost

The proposed cost of the qualifying project;

See Volume II, Section 3, Page 1



SECTION 5:
OTHER FACTORS
3. Local Comment

3. *Local citizen and government comment;*

All design elements herein have been preliminarily reviewed by appropriate Loudoun County officials.

Because of the significant benefits of this project, it is anticipated that there will be widespread public and government support. There are a number of agencies with which our team will work during the evaluation proposal. Our goal is to have an open line of communication with them to earn their support. The Shockey, LLC team will take a proactive approach to public participation, working with County officials and other stakeholder groups to assure that they are well-informed and appreciative of the benefits of this project.



**SECTION 5:
OTHER FACTORS**
4. Project Benefits

4. Benefits to the public;

Shockey's proposal for the 256-bed expansion of the Adult Detention Center will provide a lasting benefit for taxpayers, staff and residents of the facility. In addition, the project will ensure that the community-at-large benefits from having state-of-the-art detention facilities. The facility will be a safe, secure environment that is aesthetically appropriate, cost-effective and constructed on a fast-track schedule.

In addition, the community will benefit from the County's increased flexibility in selecting the design and construction team. Under the PPEA, the County is able to consider more factors than afforded under the traditional procurement process. Hence, it is able to select a team of trusted and qualified experts with a track record of excellence. The result is that best-qualified team delivers a quality project in the most timely and cost-effective manner possible. This benefits the entire community.

The proposed project has a number of positive social, economic and environmental impacts. Highlights include the following:

- Relieves over-crowding by adding an additional 256 beds
- Delivers the project two years earlier than tradition design-bid-build method through a turn-key approach
- Knowledgeable team familiar with Phase I of the project and the Planning Study to expand the facility
- Accommodates space needs of growing inmate population by providing room for expansion as necessary
- Reduces cost of housing/transporting inmates to other regional jail facilities
- Offers high-quality, energy-efficient structures designed to last, with reduced life-cycle costs
- Improves life safety conditions for staff and inmates by relieving overcrowding
- Compliments the architectural style and integrity of Phase I of the facility
- Creates local construction jobs involving subcontractors during the life of the project
- Provides for minimal disturbance of natural resources and negative environmental impacts

Finally, the proposed expansion will provide for an additional 111 jobs. For more in-depth information, see Volume II, Section 2 – Operational Plan.



SECTION 5: OTHER FACTORS

5. *Compliance with Minority Business Enterprise*

5. *The private entity's compliance with a minority business enterprise participation plan and good faith effort to comply with the goals of such plan, when applicable;*

Shockey, LLC is an equal opportunity employer as are each of its team members.

Howard Shockey & Sons, Inc. is a member of (among other organizations) the Associated Builders and Contractors – a merit-shop organization promoting the use of the most responsive and responsible contractors available on a given project, regardless of the race, color, creed or union status of the contractor's ownership and/or trades people.

While Shockey has no specific M/W/DBE plan for this project (nor has Loudoun County requested one), we will always be fair. In addition, we will work with the County to develop a mutually-agreeable plan, should the County so desire.



SECTION 5:
OTHER FACTORS
6. Local Contractors

6. *Identify the proposed plan for obtaining sufficient numbers of qualified workers in all trades or crafts required for the project.*

Currently Shockey is involved in several construction projects in Loudoun County. We will align ourselves with subcontractors and suppliers that have proven technical experience, skilled craftsmen and a track record of producing high quality, fully functional work.

Shockey employs more than 125 expert trade people who are located 40 miles from the Loudoun County Adult Detention Center and can provide a steady stream of talented craftsmen to the jobsite.

Shockey maintains an updated computerized database of contractors and suppliers for each of the 16 CSI subdivisions of work used in building construction. Shockey's reputation for honesty and fair play with the very contractors who will successfully complete the Loudoun County Adult Detention Center is unparalleled. These contractors know that Shockey will treat them fairly and see that they are paid promptly – all while protecting the interests of Loudoun County. In return, these contractors will favor Shockey with their most competitive pricing, thereby lowering the overall job cost for Loudoun County.

In addition, HSS will conduct project briefings with local trade associations, business roundtables and suppliers to increase awareness of the project and to pique contractor interest.

Shockey has completed numerous jobs in northern Virginia. These projects were successful due in part to the relationships that Shockey has developed with the subcontractor base in the area. Many of these subcontractors and suppliers have dealt with the Shockey companies for decades.

Shockey uses the following criteria in developing a list of qualified Subcontractors and Suppliers prior to competitive bidding:

- Quality
- Competitiveness
- Current/Project Workload
- Commitment to Schedule
- Financial Capacity
- Bonding Capacity
- Special Skills (as appropriate)
- Existing Owner Relationships
- Post Warranty Service